



# Seven Hills

A Senior Golf Community in Hemet, California

## Newsletter



SEVEN HILLS PROPERTY OWNERS ASSOCIATION

APRIL 2024



## Upcoming COMMUNITY EVENTS

**Saturday, April 20th**

**Annual Shredding and Electronic Waste Recycling Events  
Corner of Brentwood Way & Peach Tree St. ♦ 8:AM to 12:PM**



**Thursday, May 16th**

**Seven Hills POA Social Event at the Members Club ♦ 12:PM to 4:PM**

**Tickets are \$5.00 presale or \$7.00 at the door**

**Monday–Friday, from April 29th–May 10th at the Members Club  
or call the office at: (951) 658-6178 ♦ Event Held Around Pool Area**

**Menu: Hamburger/Cheeseburger or Hot Dogs/Chili Dogs with all the  
fixings, potato salad, chips, and sherbet for dessert**

**Food will be served until 3:30 only**

**Drinks Available: Beer, Wine, Soda, or Water, only .50 cents**

**Music performed by Showdown Band ♦ Prizes during the event**

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Visit Our Website at: [www.sevenhillspoaofhemet.com](http://www.sevenhillspoaofhemet.com)

**The Seven Hills Property Owners Association (SHPOA) Is A Non-Profit Mutual Benefit Association**

# UPCOMING COMMUNITY EVENTS

**April 3<sup>rd</sup> – Board of Directors Meeting at 6:30 pm**

**Saturday, April 20<sup>th</sup>  
Annual Shredding & Electronic Recycling Event**

**May 16<sup>th</sup> – Seven Hills POA Social Event ♦ 12:PM to 4:PM  
See Front Cover For More Info**

**Friday & Saturday, May 17<sup>th</sup> & 18<sup>th</sup>  
20th Annual Seven Hills Community Garage Sale**



## FUN TRIVIA QUIZ



1. Arachibutyrophobia is the fear of what sticking to the roof of your mouth?

- a. Soft bread
- b. Gummies
- c. Peanut butter
- d. Medicine

2. What country is the world's largest coffee bean producer?

- a. Brazil
- b. Tanzania
- c. Mexico
- d. Hawaii

3. What alcoholic spirit is found in all four of these cocktails: Gimlet, Negroni, Aviation, and Tom Collins?

- a. Gin
- b. Vodka
- c. Whiskey
- d. Cognac

4. Poutine, often referred to as Canada's national dish, consists of french fries, gravy, and which other ingredient?

- a. Mustard
- b. Tortilla chips
- c. Parmesan shavings
- d. Cheese curds

5. What was the main dish at medieval Christmas feasts?

- a. Turkey
- b. Peacock
- c. Cornish Hen
- d. Roasted Pig

6. "Eating good in the neighborhood" is the slogan of what restaurant chain?

- a. Texas Roadhouse
- b. Chili's
- c. TGIF
- d. Applebee's

7. Agar-agar is a jelly obtained by boiling several kinds of what edible food stuff together?

- a. Seaweed
- b. Horse hooves
- c. Tapioca
- d. Collagen

Answers: 1c; 2a; 3a; 4d; 5b; 6d; 7a.

# SEVEN HILLS BOARD OF DIRECTORS AND CONTRIBUTOR INFORMATION

	Title	Name	Phone #	Extension	Email Address
B O A R D  M E M B E R S	President	Ken Graff	(844) 474-4557	700	president@sevenhillspoaofhemet.com
	Vice-President	Linda Wilcox	(844) 474-4557	700	vp@sevenhillspoaofhemet.com
	Secretary	Mariane Greer	(844) 474-4557	702	secretary@sevenhillspoaofhemet.com
	Treasurer	Patricia Courtois	(844) 474-4557	703	treasurer@sevenhillspoaofhemet.com
	Architectural	Vincent Oliveri	(844) 474-4557	704	arch@sevenhillspoaofhemet.com
	CC&R's	Mauria Ganther	(844) 474-4557	705	ccrs@sevenhillspoaofhemet.com
	Safety Monitor	Bob Fisk	(844) 474-4557	706	safetymonitor@sevenhillspoaofhemet.com
O T H E R S	Administration	Sandra Allbright	(951) 658-6178 (844) 474-4557	0	sevenhillsmembership@gmail.com
	Advertising	Sandra Allbright	(844) 474-4557	0	sevenhillsmembership@gmail.com
	Referral Services	Andrea Doria	(844) 474-4557	2	referrals@sevenhillspoaofhemet.com
	Newsletter Dist.	Marta Miner	(844) 474-4557	3	newsdelivery@sevenhillspoaofhemet.com
	Newsletter Editor	Gary Bieber	(844) 474-4557	4	sevenhillseditor@gmail.com

## SEVEN HILLS PROPERTY OWNERS ASSOCIATION MONTHLY MEETING SCHEDULE FOR 2024

Wednesday, April 3rd, 2024 .....6:30 p.m.  
 Wednesday, May 1st, 2024 .....6:30 p.m.  
 June – August .....DARK



*All meetings are held at the Seven Hills Member's Club • 3050 Jacaranda Way, Hemet, CA*

## *Important Message From Your Board President*



Dear Seven Hills Neighbors,

The winner of the drawing for the “Find the Icon” contest in the last Newsletter was James Spinella who will receive a \$25 Gift Card. If you find the hidden icon in this month’s

Newsletter you could be a winner at the next meeting.

Following the drawing the Board moved on to approve the Associations proposed 2024 Budget with only one question from a resident in attendance.

What brought several residents out was discussion of proposed rule changes regarding the CC&Rs that apply to properties in Seven Hills that had been posted in the Newsletter. After comments from those present it was Moved, Seconded, and passed by the Board to Table proposed rule changes until the Board could meet with both the Architectural and Rules Committees and clear up text and interpretation questions that were raised. Several comments have been received about a change proposed that applies to patios. More to come in the future as the Board moves forward, clearing some of the questions and concerns that have been raised.

An ongoing issue is with solicitors. We’ve posted signs at all of the entrances to the community, on every security camera location and many homes have them posted on the property. Still they come! Some are polite, some are not, and some are devoted to their task. A resident called to report a solicitor going door to door selling Solar Power – it was an overcast day and rain was falling: It’s hard to deter a salesman with that kind of ambition, and after a discussion with this young man he was still convinced that he had special permission from the State of California to promote Green Power and Solar Energy. The SHPOA can not stop them from walking in the community, but we can further discourage them by posting “NO SOLICITING” signs on your private property near the doorbell or front door. The POA has been offering No Soliciting signs to new residents during the CC&R and introduction to the community meeting they attend.

The POA will make these signs available free of charge to any resident who would like one, simply come to a monthly meeting to pick one up.

There were mover comments from residents attending the meeting with increasing concern about conditions around Lake Maybe. Erosion around the lake is working under the sidewalk and there are concerns that if not repaired there could be injuries. The City will be informed of the erosion around the area which belongs to them. We’re looking into how repairs and maintenance might be performed around the remaining areas of the lake that we’re told are privately owned but in tax default and currently held by the Riverside County Tax Assessor’s Office. In the meantime, the one thing we are able to do is post a sign at the entrance where some residents continue to drive their golf carts on the sidewalk. The weight of a golf cart on the sidewalk areas that have been undermined could easily collapse the walkway and hurt somebody. **Don’t drive golf carts around Lake Maybe!!**

I certainly hope to see more of you at the monthly POA meetings, held the first Wednesday of the month. It’s the place to voice any concerns and make the Board aware of your suggestions.

Lastly, once again, save the dates coming up: The Annual SHREDDING AND E-WASTE DISPOSAL, to be held April 20th from 8:00AM – 12:00PM. at the NE corner of Peach Tree and Brentwood. And the new event replacing the Annual Picnic usually held in the fall will be held on May 16th from 12:00 Noon until 4:00PM with food, beverages, and music that the Events Committee is planning to hold at the Members Club. More on that later.

*Ken Graff*  
*President, SHPOA*

# BOARD MEETING MINUTES

## SEVEN HILLS PROPERTY OWNERS ASSOCIATION, INC. P.O. BOX 177, HEMET, CA 92546 OFFICE (951) 658-6178

Board of Directors Minutes  
Wednesday, March 6, 2024, starting at 6:30 PM

Ken Graff, President of the Board of Directors called the meeting to order at 6:30 p.m.

Directors roll call:

Present: Ken Graff, Linda Wilcox, Vincent Oliveri, Patricia Courtois, Robert Fisk and Mauria Ganther

Excused: Mariane Greer

### Secretary Report:

The Minutes of the Board of Directors held on February 7, 2024, were emailed to the Executive Board of Directors, and were published in the March Newsletter and the minutes of Executive Session Meetings held on February 23, 2024, were emailed to Executive Board of Directors. The minutes were approved as published by general consent.

### Treasurer Report:

Beginning Balance on 02-01-2024:	\$282,830.89
Income:	\$10,601.03
Expenses:	\$7,011.37
Ending Balance on 02-29-2024:	\$286,420.55

The treasurer's report will be filed for audit.

### Previous Business:

None

### New Business:

- Drawing: James Spinella
- Budget: Approved budget is on page 6. Motion was made and second to approve the 2024 Budget.
- Rules: Several residents voiced their opinion. A motion was made and seconded to table the rules posted in the March 2024 newsletter until the Board, Rules Committee, and Architecture Committee have a chance to go over these rules again.

### Members Comments:

- The subject of "Lake Maybe" was brought up and President Graff informed the audience that the Lake is private property owned by four (4) different owners, including the City of Hemet.

### Directors Comments:

- President Ken Graff - Mike Madrid resigned from the Board of Directors. As a result, the Board appointed Linda Wilcox as Vice President. Mauria Ganther was appointed as the new CC&R Director.
- Architecture Vince Oliveri – Reported a car was broken into on Blue Spruce next to his property – keys and a briefcase were taken. His recommendations, do not leave anything of value in your vehicle.

The meeting was adjourned at 7:04 p.m.

*Respectfully Submitted by:*

*Sandra Allbright, Administrator*

*Acting on behalf of Mariane Greer, Secretary*

*SHPOA Board of Directors*



**SEVEN HILLS PROPERTY OWNERS ASSOCIATION  
ANNUAL BUDGET 2024  
Approved by the Board of Directors March 6, 2024**

<b>INCOME 2023</b>	<b>ACTUAL '23</b>	<b>2024</b>
Annual Dues	\$ 61,901.72	\$ 48,891.00
Bank Fees Collected	\$ 10.00	\$ 10.00
CC&R Violation	\$ 6,050.00	\$ 5,000.00
Escrow Fees	\$ 27,518.00	\$ 35,000.00
Interest	\$ 13,219.04	\$ 15,000.00
Legal Fees Recovered		\$ 7,332.84
Lien Fees Collected		\$ 13,128.00
Newsletter Advertising	\$ 28,323.00	\$ 30,000.00
Property Maintenance Recovered	\$ -	\$ 2,000.00
Seven Hills Community Events: Picnic/Spring Social	\$ -	\$ 1,000.00
<b>Total</b>	<b>\$ 137,021.76</b>	<b>\$ 157,361.84</b>
<b>EXPENSES 2023</b>	<b>ACTUAL '23</b>	<b>2024</b>
Accounting	\$ 1,805.00	\$ 1,800.00
Bank Fees	\$ 42.00	\$ 50.00
<b>CC&amp;R Expenses</b>		
CC&R Expenses:Copies & CC&R Printing	\$ 341.48	\$ 650.00
Gift Cards (New Resident)	\$ 375.00	\$ 300.00
Court Fees	\$ 60.00	\$ -
Insurance Services	\$ 1,816.00	\$ 1,900.00
Legal	\$ 16,922.62	\$ 15,000.00
Lien Fees	\$ 1,609.50	\$ 2,000.00
Membership Services	\$ 31,250.00	\$ 45,900.00
Membership Services-Elite Management	\$ 8,380.55	\$ -
<b>Newsletter</b>		
Newsletter:Newsletter Editor	\$ 7,200.00	\$ 8,400.00
Newsletter:Newsletter Expense	\$ 20,378.81	\$ 22,000.00
Property Maintenance	\$ 9,035.00	\$ 10,000.00
Property Management	\$ 17,893.10	\$ -
Roadway Improvements	\$ 1,269.00	\$ -
S. H. Appreciation - Volunteers, etc.		
S. H. Appreciation - Volunteers, etc.:Dinner	\$ 5,199.14	\$ 6,000.00
S. H. Appreciation - Volunteers, etc.:Gift Cards	\$ 431.51	\$ 500.00
<b>S. H. Community Events</b>		
S. H. Community Events:Retirement	\$ 1,367.32	\$ -
S. H. Community Events: Picnic/Spring Social	\$ 255.77	\$ 6,000.00
S. H. Community Events:Shredding Event	\$ 927.50	\$ 1,000.00
S. H. Operating Expenses:Copies	\$ 223.80	\$ 300.00
S. H. Operating Expenses:Envelopes-Print	\$ 154.43	\$ 600.00

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**SEVEN HILLS PROPERTY OWNERS ASSOCIATION  
ANNUAL BUDGET 2024  
Approved by the Board of Directors March 6, 2024**

S. H. Operating Expenses:Executive Meeting	\$ 599.31	\$ 750.00
S. H. Operating Expenses:Mileage - POA	\$ 343.83	\$ 500.00
S. H. Operating Expenses:Office Equipment	\$ 1,422.96	\$ 1,500.00
S. H. Operating Expenses:Office Supplies	\$ 1,946.03	\$ 2,000.00
S. H. Operating Expenses:PC Software-Services	\$ 2,589.96	\$ 2,000.00
Microsoft 365	\$ 188.91	\$ 210.00
Quickbooks		\$ 630.00
S. H. Operating Expenses:Phone-Fax-Internet	\$ 1,557.12	\$ 1,000.00
S. H. Operating Expenses:Mail Box Rental	\$ 248.00	\$ 250.00
S. H. Operating Expenses:Moving Truck Rental	\$ 128.49	
S. H. Operating Expenses:POA Meeting Room Rental	\$ 1,075.00	\$ 1,800.00
S. H. Operating Expenses:POA Storage Rental	\$ 1,806.00	\$ 1,512.00
S. H. Operating Expenses:Postage	\$ 4,073.11	\$ 4,000.00
Meter Rental	\$ 169.19	\$ 220.00
S. H. Operating Expenses:Printing		
Business Cards	\$ 215.28	\$ 500.00
Printer Ink	\$ 727.32	\$ 750.00
Ballots	\$ 1,017.90	\$ 1,100.00
Annual Notice	\$ 94.00	\$ 100.00
Resident Form	\$ 131.00	\$ 150.00
S. H. Operating Expenses:Training	\$ 330.00	\$ -
S. H. Operating Expenses:Website Hosting	\$ 47.88	\$ 50.00
S. H. Operating Expenses:Website Software	\$ 49.00	\$ 50.00
<b>Safety Monitoring</b>	\$ -	\$ 2,000.00
Safety Monitoring:Signs, misc	\$ -	\$ 5,000.00
Secretary of State - Corp Filing		\$ 20.00
<b>Survillance Cameras</b>		
Survillance Cameras:High Speed Internet	\$ 2,025.46	\$ 2,160.00
Survillance Cameras:Service Maintenance	\$ 1,318.33	\$ 1,564.44
Tax Reporting		
Website Maintenance - Technical	\$ 3,500.00	\$ 4,200.00
<b>TOTAL EXPENSES</b>	<b>\$ 152,541.61</b>	<b>\$ 156,416.44</b>
OVERALL TOTAL	\$ (15,519.85)	\$ 945.40

## TREASURER'S REPORT FEBRUARY 1, 2024 – FEBRUARY 29, 2024


Beginning Balance	02/01/2024	\$282,830.89
Income		\$10,601.03
Expenses		\$7,011.37
Ending Balance	02/29/2024	\$286,420.55
IF YOU WOULD LIKE TO RECEIVED A COPY OF THE PROFIT & LOSS STATEMENT AND/OR BALANCE SHEET, PLEASE CONTACT THE TREASURER AT: (844) 474-4557, Ext 703.		



### **CAN YOU FIND THIS?**

*Somewhere hiding in this newsletter is a symbol, icon, clipart, etc. It can be anywhere....it can be located in an ad, it can be somewhere in a message, report, or article. It can be BIG, or it can be small.*

*Once you find it, you will have from the time you receive your newsletter until 3:PM on the 1st of the month. Just call our Administrator Sandra Allbright at: (951) 658-6178 or email your answer to [sevenhillsmembership@gmail.com](mailto:sevenhillsmembership@gmail.com), between the hours of 9:AM - 3:PM. All names with the correct answer will go into a drawing, to be held on the 1st Wednesday of the month. You will be notified if you're the winner of a \$25 gift card to a local grocery store or restaurant! Last months icon was found on page #38.*

*This month's icon to find is:  Good Luck!*





## **We Now Accept Credit Cards!**

*Seven Hills Property Owners Association is proud to announce that we are now able to accept major credit cards for payment of association dues and advertising in our monthly newsletter. \* These following credit cards will be accepted:*



\* PLEASE NOTE: THERE WILL BE A \$2.50 BANK TRANSACTION FEE ADDED TO YOUR PAYMENT. THIS TRANSACTION FEE MAY NEED TO BE ADJUSTED +/- IN THE FUTURE, DEPENDING ON FUTURE BANK REGULATIONS AND CHARGES.

## **UPCOMING SCHEDULED EVENTS!**

**SATURDAY, APRIL 20<sup>TH</sup>**

### **5<sup>TH</sup> ANNUAL SHREDDING EVENT**

**CORNER OF BRENTWOOD WAY & PEACH TREE ST. ♦ 8:AM TO 12:PM**

### **3<sup>RD</sup> ANNUAL ELECTRONIC WASTE RECYCLING EVENT**

**CORNER OF BRENTWOOD WAY & PEACH TREE ST. ♦ 8:AM TO 12:PM**

**THURSDAY, MAY 16<sup>TH</sup> ♦ 12:PM TO 4:PM**

### **SEVEN HILLS POA SOCIAL EVENT**

**OPEN TO SEVEN HILLS POA RESIDENTS ONLY ♦ HELD AT MEMBERS CLUB**

# Safety Monitor Report

FOR APRIL 2024

BY: BOB FISK



## Reported Incidents from 02/11/2024 to 03/13/2024

**2/11/2024** – a resident reported that he was contacted by phone call from a scam artist representing themselves as working for Spectrum. The scammer convinced the resident to submit a sum of money. A subsequent call disclosed that no one from Spectrum had called the resident.

**3/01/2024** – a resident reported that a window screen on the empty house next door had been removed. The owner of the house was contacted and stated that the realtor selling the house had removed the screen. Even though there was no problem, I include this to thank the neighbor. It is

better to check out a false alarm than miss a genuine one.

**3/06/2024** – a resident on Blue Spruce reported that his vehicle parked in the driveway had been broken into during the early morning. The perpetrators got away with some valuable items in the car. Subsequent study of security camera recordings from neighbors demonstrated that one perpetrator walked down the sidewalk to check vehicles while the other followed in a car.

**3/07/2024** – a resident on Almond Tree Street returned from an extended vacation to find that someone had broken into a window in the back and taken some jewelry.

*Bob Fisk,  
Safety Monitor  
SHPOA Board of Directors*

PLEASE CALL 911 IN AN EMERGENCY AND REPORT ALL CONCERNS FIRST TO THE HEMET POLICE DEPARTMENT AT: (951) 765-2400

~ CLICK ON THIS BOX TO FILE A POLICE REPORT ~





# ARCHITECTURAL COMMITTEE REPORT FOR APRIL 2024

BY: VINCENT OLIVERI



All homeowners have an expectation of privacy in their backyard and your backyard patio should be an area of sanctuary where a homeowner can relax and escape from the rest of the world.

Unfortunately, this is not always the case because here in California residential homes are usually built very close to one another due to high property values. Neighbors can easily see into each other's yards from windows and listen to each other's conversations. From easy to complex, there are many ways to add privacy to your patio. Here are a few ideas on how to make your patio more private.

**Fencing** – This a sure way to add privacy to your patio. On shared property lines, be sure to bring your neighbor into the decision-making process. Please note that only masonry, wrought iron or a combination of both are acceptable here in Seven Hills – also check with the City of Hemet building department offices to be sure there aren't any regulations regarding fencing on your property, such as height limitations and structural requirements. Consider using plants and shrubs around the fence to break up the monotony and add some texture along the fence line.

**Plants and Bushes** – Consider using tall plants and shrubs to create artificial walls for a more natural look. Consider using tall and oversized planters that can raise the height of your plants and add an artful design element to your yard. Planting different types of plants in a layered design creates a more natural-looking barrier. Keep in mind that using plants requires regular maintenance. It may be necessary to hire a gardener or at least invest in a hedge trimmer to keep the bushes looking clean. Please check the

rules on plants that are restricted in Seven Hills as they can be evasive and can proliferate into your neighbors property who may not want these types of plants.

**Fountains For Creating White Noise** Sometimes it's not so much about keeping your neighbor's eyes from prying but their ears as well. The sound of running water is a great way of adding white noise to a patio. This makes listening in on private conversations much more difficult. A fountain is also great for drowning out the noise from the neighbors. If a fountain is too much, consider using outdoor speakers to play the noises of nature, such as running water, wind, birds, oceans, etc.

**Vertical Gardens** – For people with a green thumb, a vertical garden is a great way to add privacy and show off those gardening skills. Vertical gardens take many shapes and sizes and can be made from various plant types. It's important to note which plants will require training and which will grow vertically naturally.

**Create an Area of Seclusion** – Perhaps it is too difficult or unappealing to make the entire backyard patio private. In this case a small, secluded space is a much more viable option. Using the methods mentioned above, such as a gazebo, tall plants, and curtains, you can create a small private getaway to relax and enjoy the outdoors.

**Glass Enclosed Patio** – A more expensive option is a glass enclosed patio which is designed for those who need light to enter the structures. A glass-enclosed patio is also significant in creating an outdoor atmosphere.

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There are two primary types of glasses that you can use. First, there is the single pane glass which is cheap. Nonetheless, it is not too durable, and you will have to replace it after some time. Secondly, there is the framed double pane glass design. People mainly use it in making doors and windows of patios. Nonetheless, you can also use double pane glass to construct the walls. The upside of this glass is that it is thick and sturdy. It is also highly durable. Depending on your preferences, you can use clear glass or tinted glass. The former will allow the entry of light into the patio. It also merges the outside look with the inside, creating a continuity of the exterior appearance. On the other hand, tinted glass is dull and allows little light to penetrate. It is ideal for creating a space that is not too exposed to the surrounding. Hence, tinted glass is the best for those looking for a blend of privacy and an exterior feeling. You may also opt to convert your patio to a sunroom by enclosing it with glass. On average, enclosing a patio with glass can cost between \$2,900 to \$40,000, depending on the design and size. Please check with the city of Hemet for permits as required.

If you are planning on making any improvements to your existing patio to give you more privacy or prevent the intrusion of golf balls, I encourage you to check the March 2024 newsletter for changes in the rules that are being proposed. Any comments should be brought to the attention of the board of directors.

If you are not sure if an architectural request form is required for your project, you can always call me or go with the saying, "If in doubt, fill it out." There is no penalty for submitting a request if it turns out it was not required.

I want to thank those of you that fill out the architectural applications and get the approval before starting any work. Please note, if you have any doubts about house color selections you can

visit the Seven Hills website for a complete pallet of pre-approved colors for any part of your home at [www.sevenhillspoaofhemet.com](http://www.sevenhillspoaofhemet.com). Please be sure and submit the color number or chip that you are selecting before starting any work. You can paint your home the existing color if it is one of the approved colors found on the website. If you have any questions, please do not hesitate to contact me and I can help you through the process or answer any questions you may have. If you would like me to visit your residence prior to the start of any work or bring the color chart to you to view next to the house in the sun or shade that can certainly be arranged or you're welcome to come to my house to see the color board charts.

If you have any other questions about other potential improvements such as solar panels, landscaping, roofing, fencing, storage sheds, or gates please do not hesitate to call or email me, and I will get back to you as soon as possible.

My phone number is (844) 474-4557, ext 704. My new email address is: [arch@sevenhillspoaofhemet.com](mailto:arch@sevenhillspoaofhemet.com), and my address is 2969 Blue Spruce Drive. You may submit the **ARCHITECTURAL REQUEST FORM** by email, or you can leave it on my mailbox clip. Please print clearly and I will turn it around and bring it back to you as quickly as I can.

On behalf of the community, many thanks to all of you who have been making improvements and keeping up with the maintenance to your property as everyone benefits from a well-maintained neighborhood and makes Seven Hills one of the premier 55+ communities in Hemet.

*Vincent Oliveri,*  
*Architectural Chairperson*  
*SHPOA Board of Directors*

# CC&RS REPORT FOR APRIL 2024



**A BIG Thank You!**

**Greetings,**

I have served with JOY (with the help of the Holy Spirit) our wonderful Seven Hills community as the CC&R Chairperson for 8 years in April. I have **always** tried my best to be **IMPARTIAL**. I have sent CC&R reminders to my Best Friend, POA Board members, and neighbors – **believe** me that was **NOT** an easy thing to do!

I have had the **blessing** of meeting so many delightful people along the way. The journey of being CC&R Chairperson has helped me keep my sanity during very difficult personal family times during these past 8 years, for that I will always be **GRATEFUL**.

I am well, but in the winter season of my life. I have been praying and thinking about that special someone who would replace me, and yes, I realize many of you would love to see me replaced. 😊

Well, the Lord heard my petition. One day recently, as Sandy and I were having a CC&R review for new residents, a gal happened to say she wanted to get involved in the community. Sandy and I chatted – we said she would be perfect for the CC&R Chairperson, with her bright personality and great experience. So, I asked her if she would be interested in taking over my position on the SHPOA Board, and she said **YES!**

This beautiful lady's name is Mauria (not Maria) Ganther. I will be doing everything I can to make

her transition as easy as possible. She is going to be **FABULOUS!**

I will now transition into the Vice President position of the SHPOA, which will mean far less hours but still allow me to **serve with JOY** our wonderful residents.

I want to **thank each of YOU** who, for the past 8 years, have always been nothing but **pleasant** and to the **very few** who were not so pleasant, I forgive you. 😊

*Sincerely,  
Linda Wilcox, Vice President  
SHPOA Board of Directors*

PS, The rain has been greatly appreciated, but the **WEEDS** not so much – so you are aware, soon Mauria and I will be driving around, taking pictures, sending out gentle reminders to please take care of **removing the weeds**.



Greetings! As the newly appointed CC&R director, I'd like to begin by saying how very fortunate I am to be living in Seven Hills. My husband and I are recent transplants from Virginia Beach, Virginia. We chose to retire here to be closer to our sons who are raising their families in the San Diego area. It's not easy moving so far away without knowing a soul, but I feel inspired by the leadership of our board members and welcome the opportunity to serve.

In my previous life I was an educator but I am also a life-long learner.

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In my new role, for example, I am learning the difference between an HOA and a POA. I have also learned the difference a person can make in their community by becoming a standard bearer of its covenants, conditions, and restrictions. I wish to thank Linda Wilcox for being a gentle giant in this leadership position. As she steps aside I intend to respectfully step into her shoes and hope I grow to fill them.

We have a wonderful board and a community full of vibrant concerned members who are teaching me it is not by accident Seven Hills shines like a beacon it is in the city of Hemet.

### SOME REMINDERS

- Spring is upon us and so is the never-ending battle of **weed control!** Weeds will be monitored for compliance. As soon as the weeds have died, **please REMOVE them.**

### RECIPE FOR WEED REMOVAL

#### INGREDIENTS

1 gal white vinegar

1 c table salt (or substitute 16oz lemon juice)

1 T Dawn dish detergent

#### DIRECTIONS

Combine ingredients and spray on a sunny warm day. Do NOT spray on anything you don't want to kill.

- Our annual Garage Sale is fast approaching on May 17th and 18th. Now is a great time to declutter so that your **garage** accommodates at least one vehicle. In order to participate, you will need to apply and submit a fee of \$20. Refer to details in the newsletter.

- Please pick up and **carry your dog's waste to YOUR trash can. Barking dogs are a nuisance to neighbors.** Please bring your dog inside when barking continuously. No matter how well behaved your dog may be, they **MUST be leashed** at all times.



- Parking for RV's is restricted to 72 hours in a calendar month. If you need more time, give myself or the president a call. Remember not to obstruct sidewalks when parking so walkers can get by.
- We are moving into a political season. Campaign signs can be posted no more than 90 days prior to the general election. Signs should measure no larger than 24" x 24" and flags 3' x 5'. They need to be removed within 24 hours following the designated election date.

If you have any complaints, please fill out the complaint form which can be found in the newsletter or on our website.

Any further questions or comments can be directed to me by texting or calling (757) 777-4620.

Respectfully,  
Mauria Ganther, CC&R Chairperson  
SHPOA Board of Directors



# OFFICIAL FORMS

**ATTENTION: YOU ARE NOW ABLE TO "CLICK" ON ANY OF THESE FORMS TO FILL THEM OUT**

A **RESIDENT INFORMATION FORM** is requested for new residents or sent with your annual payment **"if information has changed"**. EMERGENCY CONTACT INFORMATION is **required** by California Civil Code Section 4041. This form needs to be submitted when personal phone numbers or emergency contact names/phone numbers change. You will find this form included in each monthly newsletter and on our website at: [www.sevenhillspoaofhemet.com](http://www.sevenhillspoaofhemet.com).  
**Please include your email address(es).**

## RESIDENT FORM:

Name of Resident:  Address:

Email Address(es):  Date:

## EMERGENCY CONTACT INFORMATION:

This information will be considered personal and confidential and will only be used for the safety of personnel, property, security, or other emergency. Information may only be provided to law enforcement, medical or other appropriate personnel.

Provide name, address, phone numbers and relationship (next of kin, closest relative, neighbor, friend), etc.

Please list home and/or cell phone numbers for ALL residents below:

Own     Rent

Landlord:  Address:  Phone:

List all Residents (attach list if needed).

**LIST BIRTHDAYS & ANNIVERSARIES ONLY IF YOU WANT THEM PRINTED IN THE MONTHLY NEWSLETTER.**

Last Name:  First Name:  Birthday (Mo./Day):

Last Name:  First Name:  Birthday (Mo./Day):

Last Name:  First Name:  Birthday (Mo./Day):

WEDDING ANNIVERSARY: MO.  DAY

LIST NAME(S) AND ADDRESS IN DIRECTORY?     YES     NO

LIST PHONE #?     YES     NO

## Architectural Request Form

Please refer to the Seven Hills Covenants, Conditions and Restrictions (CC&Rs) for specific details required for each propose change. If unapproved alteration is made prior to receipt of the approved POA Architectural Request Form, the homeowner may be required to return the property to its former condition at the sole expense of the homeowner.

**Contact Information:** Please fill in this form, print it out, and give it OR email it, to the Architectural Committee.

Name:  Date:

Address:

Phone Numbers:  E-mail:

**Proposed Start Date:**  **Completion Date:**

---

**Proposed Improvements:** Describe fully, include paint chips (with color and number), building material list, landscape plan, fence layout, site plan, elevation drawings and other plans or brochures for patio, decks, walls, gates, roofing, solar, sheds, etc. Attach additional description pages if necessary and/or **permit if needed.**

Re-Roof with Shingles – Color:   Re-Roof with Tiles – Color:

Walls  Fence  Gates  Security Doors  Solar Panels  Patio  Deck

Other:

---

**Exterior Color Painting: 8.6.6 Exterior Colors** All exterior colors of residences and any other structure involving color changes requires approval. **Painting of an existing structure must be approved to comply with Architectural Committee approved colors or conformance to surrounding neighboring properties.** This requirement applies to siding, front doors, shutters, trim, garage doors, gates and/or walls, awning, wrought Iron and other exterior painting. **Repainting of your house even when using the same colors requires the submission of an Architectural Request Form and color chips or paint samples to the Architectural Committee.** All requests for change in exterior colors will be reviewed on an individual basis with regard given to adjacent homes. **The Architectural Committee has color samples (chart of colors allowed) from which residents are required to choose.** Rule approved by Board of Directors - September 5, 2018.

Home Color:   Trim Color:   Siding Color:

Shutter Color:   Front Door Color:   Security Door Color:

Garage Door Color:   Gates/Fence Color:   Awning Color:

Other:

CONTINUED ON BACK PAGE ►



# Architectural Request Form

Please note that it is the goal of the Architectural Director to work with every homeowner to ensure the structural soundness of the improvement being proposed is adequate and that the safety of the homeowner and neighboring property owners will be protected. Every attempt will be made by the Committee to review the plans and supporting documents submitted to it as quickly as possible to avoid unnecessary delays with your project.

## ARTICLE VIII ARCHITECTURAL CONTROL

**8.1 Improvements and Changes Require Prior Approval.** No Improvement of any kind shall be commenced, erected or maintained within the Property by an Owner, nor shall any exterior addition to or change or alteration be made in or to any Lot by an Owner until the plans and specifications showing the nature, color, kind, shape, height (including front, side and rear elevations), materials, and location of the same shall have been submitted to and approved in writing by the Board as to quality of workmanship and materials, harmony of external design and location in relation to surrounding structures, setback lines, topography and finish grade elevation. Prior to submittal of plans and specifications to the Board as provided in Section 8.2 of these CC&Rs, the Owner shall obtain a building permit from the City for the Improvements and comply with all City requirements set forth in the City Municipal Code and other applicable laws.

**ARTICLE 8.1 Architectural Changes - Start and completion of work:** Prior to submittal of improvements and changes homeowners must have a timeline of completion. Architectural Committee should have an approximate beginning date and completion date subject to permissible delays. All Improvements and changes approved by the Architectural Chairperson must be commenced within 3 days following the date of approval and must be completed within 30 days of the approval date. Any work not completed within the time frame will be deemed unapproved, requiring the homeowner to resubmit the application for approval before undertaking the project. Rule Approved by Board of Directors 3/7/18.

**8.6.4 Roofing.** Replacement roofing shall conform to the roofing being replaced. Homeowners may make a request to the Board in writing with samples of other types of roofing, including asphalt. Samples of material and colors to conform and perform to quality of existing roofing material and blend with roofing colors of adjacent buildings. Extreme color variations shall not be permitted. All changes shall be reviewed by the Board and permission, or denial be given in writing to Owner.

### Agreement and Signature

**By submitting this application, I understand that I must receive approval from the Architectural Committee Chairperson in order to proceed. I understand that prior to submittal of plans and specification to the Architectural Committee, I shall obtain a building permit from the City for the improvement (if needed) and comply with all City requirements. I agree to complete improvement promptly after receiving approval.**

Name (Please Print)

Signature \_\_\_\_\_ Date

**OR**

### **YOU MAY SIGN ELECTRONICALLY BELOW**

#### **Electronic Signature Agreement**

By checking this box, you are signing this Form/Agreement electronically. You agree your electronic signature is the legal equivalent of your manual/handwritten signature on this Form/Agreement. You consent to the legally binding terms and conditions of this Form/Agreement. You further agree that your signature on this document (hereafter referred to as your "E-Signature") is as valid as if you signed the document in writing. You also agree that no certification authority or other third party verification is necessary to validate your E-Signature, and that the lack of such certification or third party verification will not in any way affect the enforceability of your E-Signature or any resulting agreement between you and Seven Hills Property Owner's Association.

**SEVEN HILLS MEMBER COMMENT REQUEST SHEET**  
**REQUEST TO SPEAK AT MONTHLY BOARD OF DIRECTORS MEETING**  
(1<sup>ST</sup> WEDNESDAY OF EACH MONTH - 6:30 AT SEVEN HILLS MEMBERS CLUB)

NAME \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_ DATE

ADDRESS \_\_\_\_\_ PHONE

WHAT WOULD YOU LIKE TO DISCUSS? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

YOUR SIGNATURE \_\_\_\_\_

Speaking is limited to three (3) minutes. The Board of Directors may choose to respond or ask questions. The Board of Directors will not vote on any topic unless it is printed on the agenda. The Board of Directors may schedule your topic as a future agenda item.

**SHPOA CC&R VIOLATION CONTACT FORM**  
(TO REPORT VIOLATIONS - PLEASE USE THIS FORM)

My Name \_\_\_\_\_ Phone # \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_ Date

I wish to have the CC&R Committee look at the following address: \_\_\_\_\_

Reason for complaint: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (Please attach more pages if needed)

Your Signature \_\_\_\_\_

PLEASE CUT AND MAIL THIS FORM TO: SHPOA CC&R Committee  
P.O. Box 177  
Hemet, CA 92545



## April Birthdays

**1**

Gregory Gardner  
Beverly Grisch  
Joanie Zeigler

**2**

Steve Clayton  
John Oler  
Gregg Wilder

**3**

Robert Butler  
Lester Davidson  
Karen Norman

**4**

Jim Arr

**5**

Carol Davis  
Russell Duncan  
Anita White

**6**

Dennis O'brien  
Dennis Wheaton

**7**

Michael Bresnahan  
Barbara Winslow

**8**

Virginia Jones  
Tracy Pearce

**8**

Robert Ragen  
Sharon Rodriguez

**9**

Curtis Eirew  
Dave Muro  
Thomas Tereau

**10**

Gerald Cunningham  
Gloria Martinez  
Charles Walker  
Loretta Wine

**11**

Steven Bolton  
Joe Garcia  
Nicole Grant  
Chris Maiden

**12**

Larry Smith

**13**

Terral Metheny  
Michael Napolitano  
Bill Reams

**15**

Lawyer & Carrie Baxteer  
John Harris  
Francisco Perez

**15**

Ann Wright

**16**

Timothy Berletich  
Dan Chaisongkram  
Jason Priest

**17**

Susan Caraveau

**18**

Suzanne Gaches  
Charlotte Hoffman

**19**

Susan Pearce  
Joyce Scudder  
Donna Street

**20**

Martha Ortega  
Nanci Sevigny

**21**

Lynne Cornell  
Linda Griffith  
Rick Whisner

**22**

Lucretia Fiore

**23**

Sandra Melton  
Diana Meteny

**24**

Ana Cosio  
Don Dismukes  
Naran Gami  
Norma Kiltbau  
Liz Long  
Pat Reams  
Irma Sanchez  
Rosalind Smith

**25**

Les Bonneau  
Brian Fabun  
John Lewis  
Ron Smith

**26**

Isidra Chavez  
Lynn Coon  
Linda Shields

**27**

Barbara Cook  
George Waggoner

**28**

Josie Bellis  
Ted Kotoff  
Maria Scoglio

**29**

Sharon Mc Cullough  
Robert Poirier

# HAPPY ANNIVERSARY

## April Anniversaries

1

Humbert & Yolanda Camacho

3

Mike & Shellie Rausch  
RAUSCH. MIKE & SHELLIE

5

Yang Joo & Lee, Anna Kweon  
Yang Joo & Anna Kweon/Lee

6

Bill & Gail Savage

8

John & Penny Logue  
John & Penny Logue

8

Roger & Nancy Overholt

9

Terry & Debra Esary  
Terry & Debra Esary

14

John & Mary Lewis

15

John & Lea Harris

17

Randolph & Pauline Arciniega  
Gary & Kathleen Sanford

22

Steven & Janet Bolton  
Steven & Jan Bolton  
Jose & Mirtha Fuentes

23

James & Virginia Jones  
Larry & Rita Neisler

26

William & Lynecia Rogers

27

Bruce & Kathy Triplett

### A Note From The Editor



*If you would like to receive your monthly newsletter a little bit sooner (**IN COLOR**) via E-Mail, and also feel good about saving some trees, please contact me at: **sevenhillseeditor@gmail.com**, and I will set you up for monthly e-mail deliveries of our community newsletters.*

*Sincerely,  
Gary Bieber, Editor*

# SEVEN HILLS SENIOR SINGLES



## April 2024 – News & Information

*By: Lori Gastelum*

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**Our February meeting was low-key, except for the snack table!!**

**If you would like to become a member of our group, consider the following dates for future excursions:**

**April 24th - we discussed driving up to Diamond Lake and having a look around, maybe even a small picnic.**

**May 29th - Our meeting will be held at my house.**

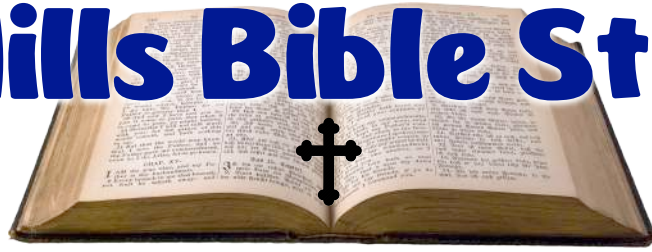
**June 26th - Our meeting will be held at another member's house.**

**More info to come.**

**Since the Newsletter is distributed in March, I want to include the info for our March meeting. We will have lunch at the Four Seasons Buffet located at: 2599 S. San Jacinto Ave. on March 27th at noon. If you would like to join us, please call me at 310-780-3027. I will be calling our regular members to remind them of this event as it approaches.**

**Please put the dates above on your calendar.**

# 7 Hills Bible Study



## Resting in God's Faithfulness

**When my life seems to throw me a curveball, I sometimes wonder where is God? Why hasn't He answered my prayers? Many of you have probably felt that same way. The Bible offers us this encouragement: "know therefore that the Lord your God, He is God, the Faithful God who keeps His covenant and His faithfulness to a thousand generations for those who love Him and keep His commandments". (Deuteronomy 7:9)**

**Five attributes of God make this possible. First, He is omniscient, which means He knows everything, including our every need, thought, and life situation – not just present, but also past and future. Second, God is omnipotent, so nothing's too hard for Him. Third, He is omnipresent, so He's never beyond our reach. Fourth, our heavenly Father can't lie. Everything that He says is true and reliable. Last of all, God is unchanging. Our circumstances and the world may seem to be in a constant state of flux, but His character is ALWAYS the same. So, when the Bible says God is faithful, we can rest confidently upon His promise.**



**In situations that seem overwhelming, we can trust that our sovereign Lord knows all, is in control, and lovingly works everything for our greater good. We can rest confidently knowing that the unchanging God of all creation is taking care of us. That means we can depend on the Lord absolutely and always. Doesn't that give you peace and hope? It does me.**

**We invite you to join us in our weekly study of God's word each Tuesday at 3pm. For more information, call April, Joanie, or Joe Zeigler at 951-658-7610.**

# CLUBHOUSE

AT SEVEN HILLS

## NEW IMPROVED OFFICE HOURS

Office Open 10am-1pm Tuesday,  
Wednesday, Friday & Saturday

Clubhouse Dues:

\$45 / Month Per Household

Discounted Memberships:

\$25 / Month Single persons

## Clubhouse Update



**Weekly Continental Brunch**  
**Tuesdays at 10am onwards**

We're in the second month of offering a weekly complimentary breakfast and are expanding our offering. We're expanding beyond fresh fruit and english muffins and are adding a waffle maker to bring back hot meals to the clubhouse for members.

### Pool opens on April 6th

We're opening the pool a month early to kickoff the pool season. Pool is heater to 85 degrees and ready for your enjoyment. Pool activities are being added back to the calendar this month.

### **Monthly Concert & Dinner April 17th 5pm**

Come out for our monthly concert at the clubhouse. We are focused on making our members dollars last, this months dinner will be \$5 per meal. Any will never exceed \$8 a meal.

### **Public Bingo Postponed due to approvals**

April 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Office Closed	2 10 - 1:00 Office Open 10 Continental Brunch 10 - 12:00 SB Practice 12 - 3:00 Hand & Foot 6:00 Bingo \$5	3 10 - 1:00 Office Open 9:00 Chair Exercise 6:30 POA Meeting	4 Office Closed 9:00 Chair Exercise 9 - 10:00 Pool Exercise 11:00 CC&R 6:00 SCAT	5 10 - 1:00 Office Open Sunsetter's Golf in AM 6:00 Left-Center Right	6 10 - 1:00 Office Open
7 Office Closed	8 Office Closed 9:00 Chair Exercise 12:00 Bridge	9 10 - 1:00 Office Open 9 - 10:00 Pool Exercise 10 Continental Brunch 10 - 12:00 SB Practice 6:00 Ladies Bunco \$6	10 10 - 1:00 Office Open 9:00 Chair Exercise	11 Office Closed 9:00 Chair Exercise 9 - 10:00 Pool Exercise	12 10 - 1:00 Office Open Sunsetter's Golf in AM	13 10 - 1:00 Office Open
14 Office Closed	15 Office Closed 9:00 Chair Exercise 12:00 Billiards 2:00 Woolies	16 10 - 1:00 Office Open 10 Continental Brunch 9 - 10:00 Pool Exercise 6:00 Bingo \$5	17 10 - 1:00 Office Open 9:00 Chair Exercise 5 - 8:00 Band & Dinner	18 Office Closed 9:00 Chair Exercise	19 10 - 1:00 Office Open Sunsetter's Golf in AM 6:00 Left-Center Right	20 10 - 1:00 Office Open
21 Office Closed	22 Office Closed 9:00 Chair Exercise 12:00 Billiards	23 10 - 1:00 Office Open 10 Continental Brunch 9 - 10:00 Pool Exercise 10 - 12:00 SB Practice 12 - 3:00 Hand & Foot 6:00 Card Bingo \$5	24 10 - 1:00 Office Open 9:00 Chair Exercise 10 - 12:00 Senior	25 Office Closed 9:00 Chair Exercise 6:00 Pokeno 6:00 Spiritual Meeting	26 10 - 1:00 Office Open Sunsetter's Golf in AM	27 10 - 1:00 Office Open
28 Office Closed	29 Office Closed 9:00 Chair Exercise 12:00 Billiards	30 10 - 1:00 Office Open 10 Continental Brunch 9 - 10:00 Pool Exercise 12 - 3:00 Hand & Foot	<h1 style="text-align: center;">CLUBHOUSE</h1> <p style="text-align: center;">AT SEVEN HILLS</p>			
6:00 Karaoke						





# City Update

# UPCOMING COMMUNITY EVENTS AT-A-GLANCE

Saturday, April 6 & Sunday, April 7 - Bedrock Valley Gravel Ride and Trail Runs  
2615 Angler Ave, Hemet, CA 92545

Multiple Dates April through May - The Ramona Pageant  
27400 Ramona Bowl Rd, Hemet, CA 92544

Saturday, April 27, 2024 - Hemet Beautiful - A Community Day of Service  
7:00 a.m. - 12:00 p.m. at West Valley High School, 3401 Mustang Way, Hemet, CA 92545

Saturday, April 27, 2024 - Autism Acceptance and Resource Fair  
1:00 p.m. - 5:00 p.m. at 200 N. Harvard Street

Monday, May 27 2024 - Memorial Day 5k, 10k, & Kids 1 Mile Run/Walk  
1:00 p.m. - 5:00 p.m. at 200 N. Harvard Street

# PETS!



## EMERGENCY PET SERVICES 24 HOURS / 7 DAYS A WEEK

**Emergency Pet Clinic of Temecula**

27443 Jefferson Ave., Temecula

Office Number: **(951) 695-5044**

Website: <https://epicvets.com>

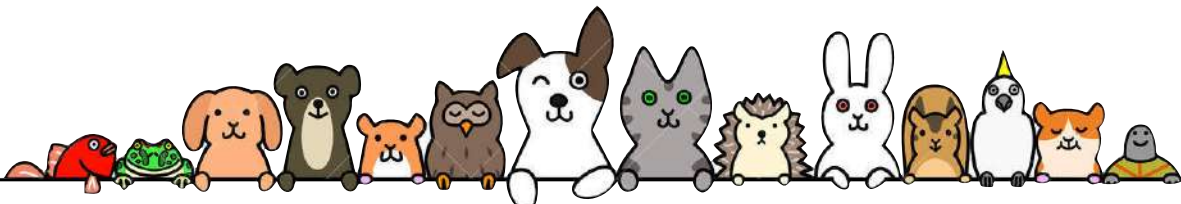
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**VCA California Veterinary Specialists**

39809 Avenida Acacias, Suite E, Murrieta

Office Number: **(951) 600-9803**

Website: <https://vcahospitals.com/california-veterinary-specialists-murrieta>





**Call: (800) 491-7123  
FOR HELP**

## **Elder and Dependent Adult Abuse**

### **ADULT SERVICES DIVISION**

Every year, thousands of at-risk adults are victims of abuse and/or neglect. This is unacceptable. Adult Protective Services (APS) is here to fight for you and your loved ones.

Starting January 1st, 2022, Riverside County Adult Protective Services will serve clients 60 years of age and older, as well as dependent adults ages 18-59. We intervene and assist

elder or dependent adults to alleviate physical, sexual, and financial abuse, neglect, isolation, abandonment, abduction, and mental suffering.

If you suspect an older or dependent adult is being abused or neglected, call APS' 24-hour, 7-day a week hotline at (800) 491-7123. APS social workers respond to reports of elder and dependent adult abuse. Our in-person response system is available anytime.

(CLICK ANYWHERE ON THIS AD FOR MORE INFORMATION AND RESOURCES)



**Care-A-Van Transit Inc. is a non-profit, founded to meet the transportation needs of the elderly and disabled. The project provides curb to curb transportation services to those most in need.**

Care-A-Van's mission statement "Transportation with A Heart" helps bring independence, care, and compassion to seniors, disabled and truly needy.

Care-A-Van provides transportation to the following:

**DOCTOR, EYE, DENTIST AND OTHER MEDICAL APPOINTMENTS • PRESCRIPTIONS  
APPOINTMENTS FOR CANCER, ALZHEIMER'S, PARKINSON'S, KIDNEY, AND HEART PATIENTS  
SENIOR AND COMMUNITY EVENTS • GROCERY AND CLOTHING STORES, AND MORE  
WE ALSO TRANSPORT TO VA LOMA LINDA HOSPITAL AND MEDICAL CLINIC**

**We'd love to hear from you! For answers to all your questions or to set up an appointment, please phone us at: (951) 791-3572.**

**Care-A-Van's services are free. We request a \$3.00 donation each way. However, passengers are never turned away due to inability to pay.**

# Seven Hills Bargain Spot

Welcome to the Seven Hills Bargain Spot, where you can place 1 **FREE** classified ad up to 200 characters. Please email your ad to the editor at: [sevenhillseditor@gmail.com](mailto:sevenhillseditor@gmail.com). You may also place your ad on our website, under the "Forms" drop down menu. The deadline to place your ad is the 12th of each month. Ads will run for 2 issues. The editor reserves the right to edit ads for grammar, content, and length.



## FOR SALE:

Brand new, in box, heavy duty Stanley stapler. \$15.00. White soup tureen with ladle. \$10.00.  
Call: (619) 820-3254.

## FOR SALE:

Kenmore Washer, white, and in excellent condition. \$250.00 OBO.  
For any additional questions, please  
Call: (951) 529-6210.

## FOR SALE:

1950's Stromberg-Carlson television, phonograph, and radio combo in a beautiful mahogany cabinet.  
Call: (909) 455-6093 to see and make an offer.



No words can express how much we care about the safety and wellbeing of our neighbors and residents of this beautiful community. It would be very sad if someone gets injured while driving a Golf Cart around The Lake.



We have been seeing several Golf Carts driving around The Lake (Lake Maybe). There is a sign at the west end of the Lake stating **they are prohibited**.

At this time, there is a severe erosion problem and the sidewalk cannot handle the weight of a Golf Cart.

Please obey the rules and **Do Not Drive your Golf Cart** around The Lake, as we would hate to see anyone get hurt.

*Thank You,  
Lake Canterbury Property Owners Committee - Also Known as Lake Maybe*

**! DANGER**

**DO NOT ENTER  
WITH GOLF CART**



The rules for sudoku are simple. A 9×9 square must be filled in with numbers from 1-9 with no repeated numbers in each line, horizontally or vertically. To challenge you more, there are 3×3 squares marked out in the grid, and each of these squares can't have any repeat numbers either.

The solution to these grids are on page #60

	9			4		1	7
7		5			6	8	2
						5	4
	1	7		5	8		
	5		9		6		7
			2	3		1	6
9	6						
5	2	3			7		6
1	7		6			4	

1sudoku.com

n° 122708 - Level Easy

		5	9				8
8	9		7			6	
2	7					9	
9		7		1		2	6
	6		2		7		5
3		2		8		4	9
	2					3	4
		9			1		6
1					4	9	

1sudoku.com

n° 18530 - Level Easy

	2		9	3			5
9				4	7		3
4			8		6		7
5	6		1	9			4
		2				6	
1				7	2		5
2			4		3		9
	5		2	6			8
6				1	5		4

3				8	4		2
	1	4		9			
2		7	1			5	4
	4						2
	6		9		5		8
1	5						9
	7	6			3	8	4
				5		9	3
5			4	7			6

# POPULAR SONGS OF THE BEATLES – PART 2

FIND AND CIRCLE ALL THE WORDS THAT ARE HIDDEN IN THE GRID BELOW

W I T H A L I T T L E H E L P F R O M M Y F R I E N D S  
 H M Y D A O R G N I D N I W D N A G N O L E H T Z V Z Q  
 V J P J S P E E W Y L T N E G R A T I U G Y M E L I H W  
 W D N O R W E G I A N W O O D Y P P U J Y T Z U N Z I C  
 Z W N T K M K O L G J A A N F E S U R L A W E H T M A I  
 W E L F B O Y I C Y C J L N O W H E R E M A N A Q I V U  
 C C U D K R E V E R O F S D L E I F Y R R E B W A R T S  
 I A H G N F S U F O O W T R E T I R W K C A B R E P A P  
 O N D V M V G S H S L Y O U W O N T S E E M E I W T J T  
 J W G F V T W O Y E L L O W S U B M A R I N E H K X I H  
 S O G U W W C M S P K X Y K A N H N V V L N T Q Q C I N  
 E R K O D J K E H P L E A S E P L E A S E M E S K G R U  
 R K Q Z I N L T P U E O V A I L U J N H V R U E T Z E S  
 O I C B K V V H Z F V H M L Z F G J G G E O T A Q L E E  
 F T T B X A T I E H O H W B A P C M G V Y T H R A Z X H  
 E O A A G A J N V N L C Y Y W D Y P O S O T I D Q R E T  
 B U M D X X R G N X E B Q E Q A Y L E R O U Y B G D G W  
 T T V V S M L M E W M M E R S L U V I D F M A E D N O O  
 H O N Q F B A N U E Y F B X I T O D T U A C F Y I S D L  
 G Q F M D Z V N L B U Q E D I L E N X D T I Z L K I E L  
 I K M O R U W E H T B U T O E V A R O Z L Q R A Y T M O  
 N J X I T I H G M I T F N H D C S N D Y J A K N M I E F  
 E O R Q S C M R D T N F S G U D N A M A D T Q K C S V L  
 H W V J I G H E W E A J N O Q A I N N H Y X U J K E O L  
 T I C M N A A T O L C D Y W D I I N O R E P L Y Z Y L I

CANT BUY ME LOVE  
 I AM THE WALRUS  
 ILL FOLLOW THE SUN  
 IN MY LIFE  
 JULIA  
 LADY MADONNA  
 LET IT BE  
 LOVE ME DO  
 MICHELE  
 NO REPLY  
 NORWEGIAN WOOD

NOWHERE MAN  
 OH DARLING  
 PAPERBACK WRITER  
 PLEASE PLEASE ME  
 REVOLUTION  
 SHE LOVES YOU  
 SOMETHING  
 STRAWBERRY FIELDS FOREVER  
 TAXMAN  
 THE LONG AND WINDING ROAD  
 THE NIGHT BEFORE

TICKET TO RIDE  
 TWO OF US  
 WE CAN WORK IT OUT  
 WHILE MY GUITAR GENTLY WEEPS  
 WITH A LITTLE HELP FROM MY FRIENDS  
 YELLOW SUBMARINE  
 YES IT IS  
 YESTERDAY  
 YOU CANT DO THAT  
 YOU WONT SEE ME

PUZZLE SOLUTION ON PAGE #60

## - SERVICES OFFERED -

### WHERE TO LOOK FOR YOUR SERVICE

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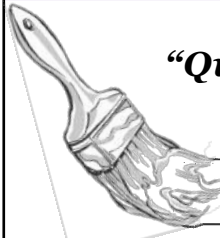
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**March 2024**  
**Hemet, CA**

**Inside This Issue...**

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**Healthy Snacking...Page 2**

**Analyze Your Debt...Page 2**

**Helping Aging Parents Downsize...Page 3**

**Answer This Trivia Question And You Could Win an Applebee's Gift Card...Page 4**

**Do I Have To Hire A Professional Stager Or Can I Stage My Home Myself?...Page 4**



*IAN DAVIDSON PRESENTS...*

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*“Insider Tips For Healthy, Wealthy & Happy Living...”*

## 3 Ways To Face Common Fears

Regardless of how successful we may be in our careers or personal lives, human nature means we often still have fears that may be holding us back from reaching our fullest potential. Experts agree: most people deal with fear regularly, no matter how fearless they may appear from the outside looking in.

Here, a look at some of our most common fears, and how we can face them head on for even more fulfilled lives.

- **Fear of failure:** Rather than thinking of all that things that could go wrong when starting something new, whether that’s a new job, a home improvement project, or a new exercise routine, as examples. Try to focus on the end goal that the new thing is bringing you closer to. The small thing is the initial fear—the larger more important thing is achieving that goal.
- **Fear of change:** If there’s one constant in life, it’s change. Resisting change may result in missing out on the good opportunities that come our way that can help us learn, grow and enrich our lives. Instead, when we face change head-on we can learn new skills and become better prepared to take on challenges that may come onto the horizon. Remember to appreciate the new changes and challenges you encounter.
- **Fear of missing out (FOMO):** FOMO is real, especially when we see our friends and family living what appears to be their best lives on social media. When FOMO strikes, rather than letting jealousy creep in, try to think about things in your life that you’re grateful for. In fact, researchers have found that a feeling of gratitude doesn’t only make us feel happier, but it’s tied actually having a better life.

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CONTINUED ON NEXT PAGE ►

## Word Of The Month...

Studies have shown your income and wealth are directly related to the size and depth of your vocabulary. Here is this month's word, so you can impress your friends (and maybe even fatten your wallet!)..

**zenith** (zee-nith) noun

**Meaning:** The highest point (from astronomy, but also used in non-astronomical situations)

**Sample Sentence:** When the sun hits it's zenith, it's noon. The singer is at the zenith of his career.

## Successfully Grow Plants From Seed

As temperatures warm up and brighter days on the horizon, a lot of us are thinking about reviving our gardens. Here are some tips for a plentiful bounty.

- Start with good quality seeds from a reliable vendor, like your local garden center or extension office.
- Choose a container at least 2 to 3 inches deep. DIY-ers can turn yogurt or paper cups into planters.
- Opt for a seed-starting soil mix that's made especially for starting seeds.
- Place your newly-planted seeds in an area that gets a lot of light, but darkness, too. Seedlings need to rest!
- Use a mister or small watering can to keep the soil moist, but not wet, to avoid root rot.
- Watch them grow!

## Quotes To Live By...

"You are beautiful when you are happy."

—Oscar Wilde, author and poet

"March is a tomboy with tousled hair, a mischievous smile, mud on her shoes, and a laugh in her voice."

—Hal Borland, journalist

"If you don't see a clear path for what you want, sometimes you have to make it yourself."

—Mindy Kaling, actress and author

# Snacks, But Make Them Healthy

Are you a snacker? If you said, yes, you're not alone — a pre-pandemic Department of Agriculture report shows that 95% of adults eat a snack on any given day. Rather than heading to the vending machine or grabbing a candy bar when filling up at the gas station, try these healthy snacking ideas instead.

- **Be mindful:** Instead of curling up on the couch with a bag of chips and binge-watching Netflix, stop and turn your attention to eating a snack like you would a small meal.
- **Mix it up:** When preparing a snack, think about combining complex carbs with lean proteins and healthy fats, like a slice of whole-grain toast with peanut butter, or an apple with a few slices of cheese.
- **Plan ahead:** If you're out running errands, take a healthy snack with you in preparation for feeling snacky, instead of grabbing for something on-the-go when you're suddenly hungry.

**Don't Forget!**  
It's not a RUMOR  
I DO Pay Referral Fees!

## The Difference Between Good And Bad Debt

Being in debt certainly isn't any fun, but did you know there's a difference between good debt and bad debt? Taking some time to analyze your debt may bring peace of mind and steer you on the right course to finding the light at the end of the tunnel.

Student loans and home mortgages are considered good debts because they can increase earning potential and build wealth, and perhaps even significantly improve your life. These are very important to stay current on payments and be very consistent. Think long-term with good debt.

Bad debt, on the other hand, is the debt that can weigh you down, like borrowing money at a high-interest to buy a depreciating asset. What are depreciating assets? Think boats, clothes, cars and even vacations. Try to avoid these types of debt, or work to pay them off quickly by paying more than the minimum and making a payment plan you stick to. If you do need to open a credit line to, say, buy a car, shop around for the lowest interest rate so that more of your hard-earned money stays in your bank account.

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CONTINUED ON NEXT PAGE ►

### Brain Teaser...

A red house is made of red bricks. A blue house is made of blue bricks. A yellow house is made of yellow bricks. What is a green house made from?  
(See page 4 for the answer.)

### Real Estate Question?

Maybe you want to know how much your home is worth. Or maybe you just need a recommendation for a handyman, carpet cleaner or plumber...

Either way, I love hearing from all of my good friends and clients. And I'm happy to help answer questions you might have about anything relating to real estate or home-ownership.

If you have a question, tip or idea, call me at **951-205-4165**. I'm here to help!

### Did You Know...

Shaquille O'Neal, Jon Bon Jovi, Queen Latifah, Albert Einstein, Elton John, Reese Witherspoon, Quincy Jones and Lady Gaga were all born in March.

### Fun Facts About March Madness

- The first NCAA Division I men's basketball tournament was played in 1939. Eight teams competed; Oregon was the first champion.
- "March Madness" was first used in reference to basketball in 1939. The phrase became associated with the NCAA tournament in 1982.
- The NCAA tournament field grew to its current size, 64 teams, in 1985.

### Bird Watching Websites

Take your bird watching to the next with these websites and apps.

[www.allaboutbirds.org](http://www.allaboutbirds.org) – An online guide to birds and birdwatching from Cornell Lab of Ornithology.

[www.audubon.org/app](http://www.audubon.org/app) A free field guide with more than 800 North American birds.

[www.ebird.org](http://www.ebird.org) – Real-time data about where birds are, and how many.

## Helping Aging Parents Downsize

Having the conversation about downsizing with our aging parents can be hard on several levels — not only are we accepting that they're getting older and will eventually be unable to keep up with everything that goes along with owning a home, but they may become emotional and not want to ask for help.

When it comes time to broaching the conversation, the Family Caregiver Alliance suggests facilitating an open and honest discussion to not only go over where your parent(s) will live, but review any care they may need, finances, changes in lifestyle, and how you and other family members can make the transition as smooth as possible.

As plans are being made, and knowing that they may be a bit fluid before being finalized, it's time to start thinking about decluttering. In a perfect world, you could start the task six months to a year ahead of a move, taking time to slowly go through the process. To make the process easier on everyone, try to limit sorting and packing to two hours a day. Plan to go through one room at a time so you don't overwhelm yourself or your parents.

One way to manage items you're sorting through is to divide them into four categories: definitely save, maybe save, donate/sell/give away, or toss. Then, act on those action items. Collect important documents to be sure they're kept together and easily accessible; think deeds, wills, birth certificates, military records and passports.

Going through a home filled with memories will take time, and patience. As you're going through the rooms and piles with your parents, take breaks along the way to share stories and memories. After all, they kept these things for a reason and you can learn more about them through the downsizing process.

**Thank You! Thank You! Thank You!**  
**To My Wonderful Clients & Friends**

Terry Willis  
Glen Showell

**My thoughts and prayers are with**  
**The Ruth Digati Family**  
**The Bob Prout Family**

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CONTINUED ON NEXT PAGE ►

## Thanks For Thinking of Me!

Did you know I can help you or any of your friends or family save time and money when buying or selling a home? Thanks for keeping me in mind with your referrals...and spreading the word about my services.

## Brain Teaser Answer:

Glass!

## Tips For Storing Sweaters

It's that time of year when we start thinking about packing away our winter clothes as we prepare for warmer months ahead. Here, some tips on how to store sweaters so they're ready when you're ready for them to come out again.

- Wash them so they're fresh and ready for the next cold snap.
- Store them in tightly sealed plastic containers like bags or bins to keep moths away.
- Choose a cool, dry location in which to store them away.
- If tight on space, fold sweaters onto hangers and store them in your closet.

## Have A Laugh

What do you call a bear without any teeth? *A gummy bear.*

**THANK YOU** for reading my Service For Life.<sup>®</sup> personal newsletter. I wanted to produce a newsletter that has great content and is fun and valuable to you. Your constructive feedback is always welcome.

**AND...**whether you're thinking of buying, selling or financing real estate, or just want to stop by and say "Hi," I'd love to hear from you...

**Ian Davidson**  
**DRE#01257998**  
**CENTURY 21**  
**Masters**  
**951-205-4165**

Disclaimer: The information contained in this letter is intended for informational purposes. It should not substitute as legal, accounting, investment, medical or other professional services advice. Always seek a competent professional for answers to your specific questions. This letter is not intended to solicit real estate properties currently for sale.

## “Who Else Wants To Win An Applebee’s Gift Card?”

Guess who won last month’s Trivia Question? I’m pleased to announce the lucky winner of last month’s quiz. And the winner is ...drum roll please: **Doris Silva.**

**This famous Italian volcano is among the oldest active volcanoes in the world, and it remains one of the most active today.**

**What is the name of the volcano?**

- a) Vesuvius b) Vulcano c) Stromboli d) Mt. Etna

The answer is d) Mt. Etna, located on the island region of Sicily, is the largest volcano in Europe and is in a near-constant state of eruption. So let’s move on to *this* month’s trivia question.

**What is the highest-grossing movie of all time, without taking inflation into account?**

- a) Gone With the Wind b) Barbie c) Star Wars d) Avatar

**Call Me At 951-205-4165 OR Email Me At C21ian@yahoo.com**

**And You Could Be My Next Winner!**

**Everyone who correctly answers the questions are put into a raffle and randomly selected.**

## Real Estate Corner...

**Q. Do I have to hire a professional stager or can I stage my home myself in order to sell it?**

**A.** There’s no doubt that staging your home creates a great first impression, makes pictures pop on the Internet, and will boost your sales price. First, consult with your REALTOR<sup>®</sup>. You can certainly do the staging yourself if you have the time and energy. Here are the key things you should do:

- **Clean the inside and the outside from top to bottom.** You may just want to hire professional cleaners to do this part.
- **Remove clutter, extra furniture and personal items** so your potential buyers will “see themselves” living in your home.
- **Paint the walls a neutral color** to appeal to the broadest base of buyers.

If you don’t have time and you *can* afford it, hiring a professional stager is an excellent alternative. Professional stagers have inventory and can bring in furniture and decor that will make your home stand out from others on the market. Ask your REALTOR<sup>®</sup> for recommendations.

For more tips on staging, ask for my Free Consumer Report “**4 Steps To Stage Your Home For A Fast Sale.**” I’ll send a copy right to you.

Do you have a question related to real estate or home ownership? Please call me at **951-205-4165**. Perhaps I’ll feature your question in my next issue!

Get Free money-saving home tips at my web site: [www.IANDAVIDSONHOMES.com](http://www.IANDAVIDSONHOMES.com)



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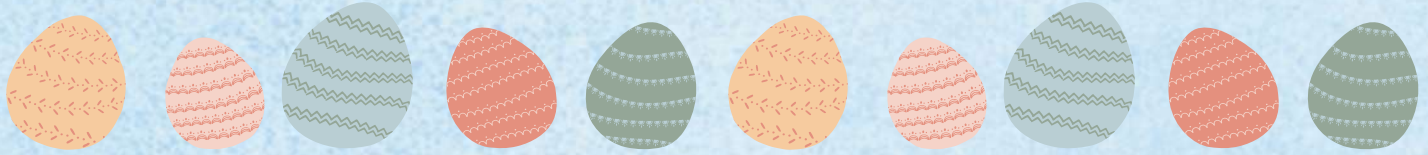
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Tony O'Neal

**LOAN OFFICER**  
(951) 533-0363  
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**CENTURY 21**  
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**It's time! Fri. & Sat. May 17th & 18th**

**The 20th Annual Seven Hills Community Garage Sale**



**Sponsored by:  
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Century 21 Masters**



DRE #01392777  
DRE #01433401



**Upon receipt of your \$20.00 check made payable to "City of Hemet" and your signature on the clip off, below, we'll obtain your permit from the city and then deliver it to you on May 15th**

The permit is good for 3 consecutive days (We are not responsible for any fees incurred if you don't obtain a city permit.)

**We'll provide everything listed below for your sale:**

- Seven Hills POA Newsletter, Social Media,
- Press Enterprise
- Home delivery ad to all Seven Hills residents
- Banner placement at the entrance to Seven Hills
- Day of sales at Entrance fliers w/addresses of all garage sales & maps of Seven Hills
- We will deliver a "Green Bag" w/your "City of Hemet Permit" & "Garage Sale Here" to hang on your mail box to invite folks to your sale on May 15th

**Counterfeit Bill  
Detector Pen Provided  
to each Seller**

**Your sale will be in your garage, driveway, patio etc.**

**On Fri. &/or Sat, May 17th & 18th, from 7:00 am up to 1:00 pm**

**Join in the \$\$\$ fun now!**

**To participate in the 7 Hills Garage Sale, simply clip or mail this form and a check for \$20.00, made payable to "City of Hemet" to Dodie & Tony's mail box at 1480 Brentwood way - by May 8th**

Printed Name: \_\_\_\_\_ Signature \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_ Phone #: \_\_\_\_\_

Circle the Date/s of Your sale: May 17th, May 18th

Short Summary of Items to sell: \_\_\_\_\_

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**Joe Adair**

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- Our Easy Monthly Residency Program** lets you rent one of our selected residences month to month and still enjoy access to all of our Village amenities, plus your Easy Monthly Residency rental includes a 14 meal per month and bi-weekly housekeeping plan.
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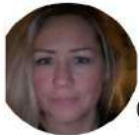
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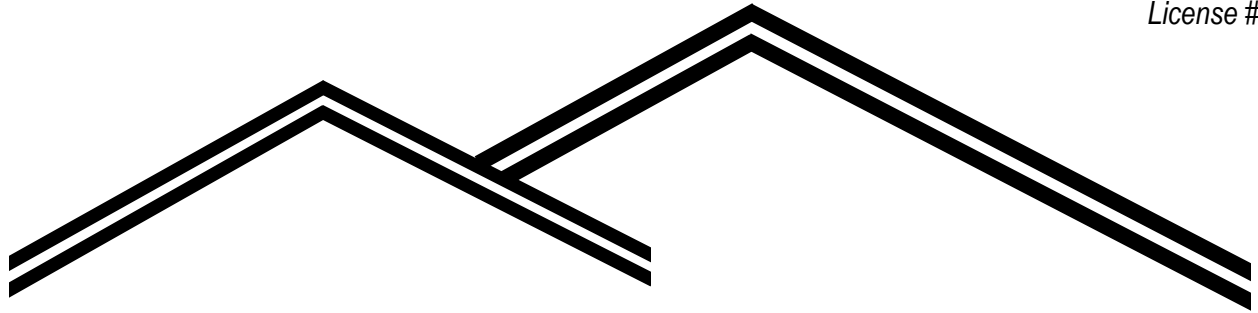
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2	9	6	5	8	4	3	1	7
7	4	5	1	9	3	6	8	2
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6	1	7	4	5	8	2	3	9
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SUDOKU GRID SOLUTION FROM PAGE #28

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PUZZLE SOLUTION FROM PAGE #29

# SEVEN HILLS P.O.A. NEWSLETTER INFORMATION

*This Newsletter is distributed by the following group of energetic volunteers:*

Gary & Jeannette Bieber

Jim Edgar

Josh & Barbara Jones

Stan Cadwallader

Susan Lucido

Iola Lundy

Ian Davidson

Gary & Gail Hockenberry

Marta Miner

**WE THANK YOU ALL FOR YOUR TIME**

**FOR DISTRIBUTION NEEDS, PLEASE CONTACT MARTA MINER AT: (844) 474-4557, EXT. 3**



Articles must be submitted to the Editor by the 12th of each month in order to be included in the next month's newsletter. Articles can be e-mailed directly to the Editor at: [sevenhillseeditor@gmail.com](mailto:sevenhillseeditor@gmail.com).

Please present your articles, ads, photos, art, etc. in "PDF", "JPG" or "PNG" format (300 DPI) for best quality, and include your name and telephone number in case there are any questions regarding your submission.

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Every effort will be made to publish all social articles and events pertinent to Seven Hills' affairs. The Editor reserves the right to edit articles for content, grammar, and space.

The material will not be quoted out of context, and will not be published if it contains threats, bad language, inflammatory material, or is disrespectful to members of the community.

Sincerely,  
Gary Bieber, Editor  
(844) 474-4557, Ext. 4

For advertising information call:  
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Email: [sevenhillsmembership@gmail.com](mailto:sevenhillsmembership@gmail.com)

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